



PINKHURST, PINKHURST LANE, SLINFOLD

HORSHAM

GUIDE PRICE £1,500,000 - £1,600,000





PINKHURST, PINKHURST LANE

SLINFOLD, HORSHAM

POSITIONED DOWN A PRIVATE LANE AND BEHIND A 5-BAR GATE, THIS LARGE (APPROX. 4500 SQ FT) FAMILY HOME IS SITUATED ON ROUGHLY 5 ACRES OF PICTURESQUE LAND, INCLUDING A Paddock, STABLE, AND A TRANQUIL POND, SURROUNDED BY MANICURED GARDENS AND ESTABLISHED PLANTING.

COUNCIL TAX BAND: H

TENURE: FREEHOLD

- LARGE FAMILY HOME OF OVER 4500 SQ FT
- APPROXIMATELY 5 ACRES INCLUDING Paddock, STABLE, POND AND ESTABLISHED PLANTING THROUGHOUT
- 5 DOUBLE BEDROOMS & 2 FAMILY BATHROOMS
- TWO FORMAL RECEPTIONS WITH VIEWS OVER THE EXTENSIVE LAWNS
- SEPARATE DOUBLE GARAGE WITH SELF CONTAINED FLAT ABOVE MEASURING OVER 600 FEET IN TOTAL
- LARGE DRIVEWAY BEHIND 5 BAR GATE
- HUGE POTENTIAL TO IMPROVE AND CREATE 'FOREVER' HOME
- CLOSE TO SLINFOLD VILLAGE
- VARIOUS WORKSHOPS AND STORAGE ROOMS WITHIN PLOT





ENTRANCE HALL

LARGE ENTRANCE HALL

KITCHEN

16' 11" X 12' 10" (5.16M X 3.91M)

KITCHEN WITH PATIO DOORS OUTSIDE OVERLOOKING THE REAR GARDEN.

RECEPTION

16' 11" X 15' 9" (5.16M X 4.80M)

LARGE RECEPTION ROOM WITH BAY WINDOW OVERLOOKING REAR LAWN.

RECEPTION

16' 11" X 32' 1" (5.16M X 9.78M)

LARGE LIVING ROOM SPANNING 32 FEET IN WIDTH WITH WONDERFUL BAY WITH PATIO DOORS TO REAR GARDEN.

KITCHEN

13' 7" X 13' 1" (4.14M X 3.99M)

DOUBLE ASPECT KITCHEN LEADING TO UTILITY ROOM.

UTILITY ROOM

13' 10" X 11' 8" (4.22M X 3.56M)

UTILITY ROOM

DOWNSTAIRS CLOAKROOM

DOWNSTAIRS CLOAKROOM

BEDROOM 1

16' 6" X 23' 4" (5.03M X 7.11M)

LARGE DOUBLE BEDROOM WITH GLORIOUS VIEWS OVER THE EXTENSIVE GARDENS.

BEDROOM 2

16' 11" X 16' 7" (5.16M X 5.05M)

LARGE DOUBLE BEDROOM WITH SHARE BALCONY OVERLOOKING THE GARDENS.





BEDROOM 3

17' 3" X 12' 1" (5.26M X 3.68M)

LARGE DOUBLE ASPECT BEDROOM WITH SHARED BALCONY.

BEDROOM 4

14' 7" X 13' 0" (4.45M X 3.96M)

DOUBLE BEDROOM

BEDROOM 5

10' 5" X 10' 2" (3.18M X 3.10M)

SMALL DOUBLE BEDROOM

FAMILY BATHROOMS

TWO LARGE FAMILY BATHROOMS

WORKSHOP

11' 3" X 9' 9" (3.43M X 2.97M)

WOKSHOP

STORAGE ROOM

10' 9" X 8' 11" (3.28M X 2.72M)

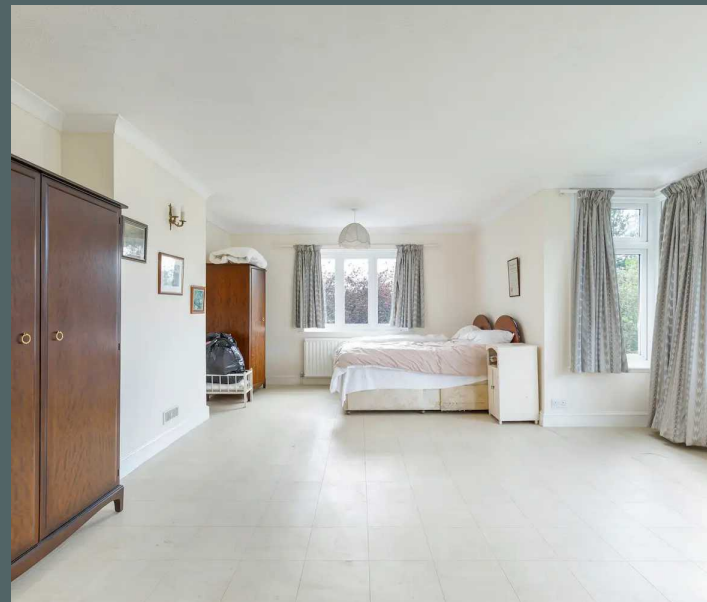
GARDEN

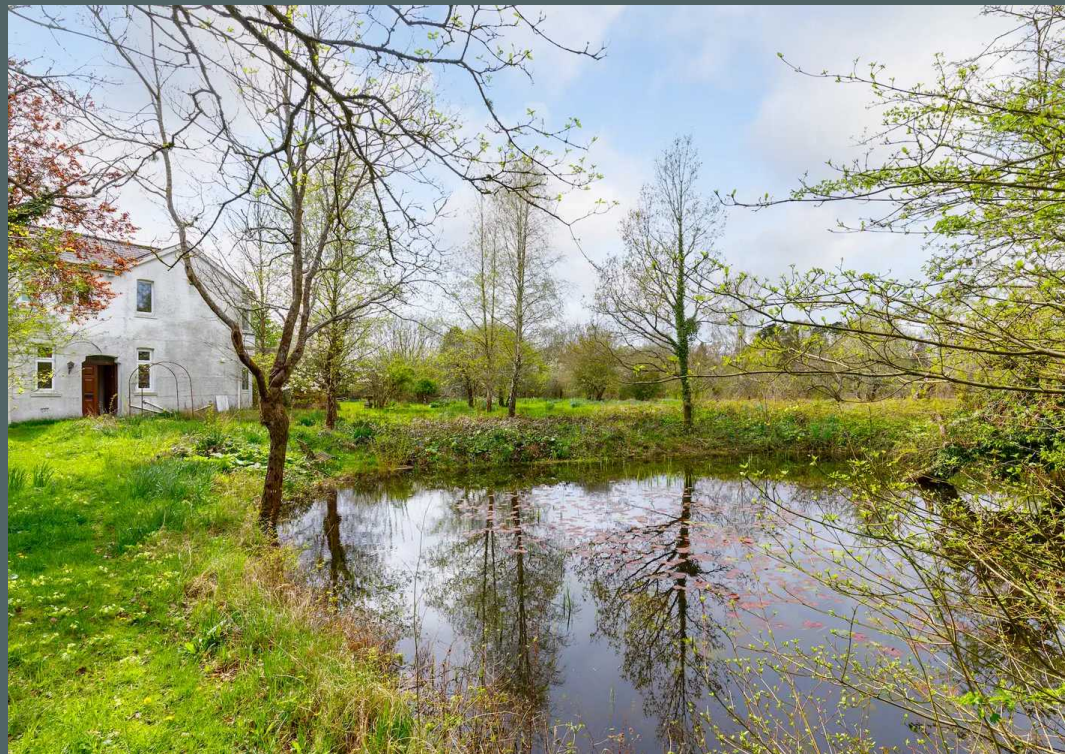
LARGE PLOT OF JUST OVER 5 ACRES WITH A FORMER PADDOCK, STABLES, POND AND ESTABLISHED PLANTING THROUGHOUT.

GARAGE

DOUBLE GARAGE

DOUBLE GARAGE WITH FLAT ABOVE (APPROXIMATELY 300 FEET IN SIZE) AND AMPLE DRIVEWAY PARKING FOR MULTIPLE VEHICLES.





Pinkhurst Lane, Slinfold

Approximately 421.47 sqm (4536.71 sqft)



CARROLL

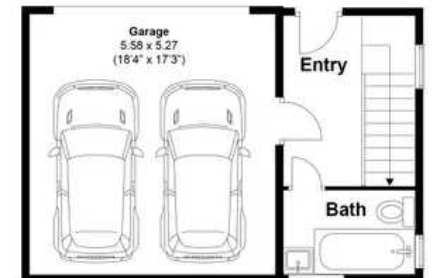
ESTATE AGENTS



(NOT IN POSITION)



FIRST FLOOR



LOWER FLOOR - MINOR DWELLING



UPPER FLOOR - MINOR DWELLING



Disclaimer:

The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.



CARROLL ESTATE AGENTS

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